

# KIRKLEES METROPOLITAN COUNCIL

## PLANNING SERVICE

### UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)

31 MARCH 2016

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**APPLICATION NO: 2015/93052**

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#### **ERECTION OF DETACHED DWELLING AND NEW ENTRANCE GATES (LISTED BUILDING)**

**FENAY LODGE, THORPE LANE, ALMONDBURY, HUDDERSFIELD, HD5  
8TA**

Four additional representations have been received in response to the publicity of the amended plans. Two of the representations indicate that the amendment to the scheme has not sufficiently addressed initial concerns with the impact on residential amenity. All of the representations reiterate concerns with the impact on the listed building and highway safety.

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**APPLICATION NO: 2015/92993**

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#### **OUTLINE APPLICATION FOR ERECTION OF RESIDENTIAL DEVELOPMENT**

**LAND OFF, BUTT LANE, HEPWORTH, HOLMFIRTH, HD9 1HT**

##### **Additional Plans**

Existing site sections and an indicative section plan through the site have been submitted. These demonstrate the existing levels and proposed level changes through the site to accommodate the indicative layout.

##### **Drainage**

Ward Cllrs Ken Sims and Nigel Patrick have requested the application be deferred to provide the opportunity to submit anecdotal evidence from local residents indicating there has been historic flooding at the application site.

The Environment Agency are aware of this request and have stated that they would wish to be re-consulted to assess this information when received and prior to any decision being made on the planning application by Sub-Committee.

## **RECOMMENDATION**

In light of the drainage issues raised, and the request of the Environment Agency to be re-consulted on the application, officers request that this application be **DEFERRED** from consideration at this meeting. This is to provide the opportunity for information to be submitted, considered by the Environment Agency and included in a future committee report.

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**APPLICATION NO: 2016/90010**

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**VARIATION CONDITION 4 (OPENING HOURS) ON PREVIOUS PERMISSION 2009/93008 FOR CHANGE OF USE FROM BAKERY TO PIZZA TAKE-AWAY (WITHIN A CONSERVATION AREA)**

**MASTER PIZZA BAR, 75, HUDDERSFIELD ROAD, HOLMFIRTH, HD9 3AS**

### **REPRESENTATIONS**

The application was publicised by advertisement in the Huddersfield Examiner as well as by neighbour notification and site notice.

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**APPLICATION NO: 2015/94008**

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**RESERVED MATTERS APPLICATION FOR ERECTION OF 18 DWELLINGS PURSANT TO APPEAL NO APP/Z4718/A/12/2180238**

**LAND TO REAR OF 101 TO 111, BANKS ROAD, LINTHWAITE, HUDDERSFIELD,**

### **Revised Condition**

3. A landscape management plan for the accessibility and long term maintenance of the areas of Public Open Space detailed on plan Reference 3930-13-06 shall be submitted to and approved in writing by the Local Planning Authority before the superstructure of any dwelling is commenced. The management plan shall include details of public use in perpetuity, together with any land transfers and management responsibilities. The areas of Public Open Space shall thereafter be maintained in accordance with the approved landscape management plan.

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**ERECTION OF 19 SINGLE STOREY DWELLINGS INCLUDING  
DEVELOPMENT OF ASSOCIATED ACCESS AND HARD AND SOFT  
LANDSCAPING**

**LAND TO REAR OF ROW STREET, CROSLAND MOOR, HUDDERSFIELD,  
HD4 5AY**

**Section 106 Contributions / Viability**

The applicant has agreed to provide two affordable units for rent and £5,638 to be offered as a contribution towards the improvement of off-site Public Open Space for existing recreational facilities at May Street. This provides for a 20% developer profit which is an acknowledged industry standard.

Officers have sought to negotiate an increased level of contribution towards the improvement of off-site POS through a reduced level of developer profit

The developer advises that they are unwilling to re-enter into negotiation at this stage.

The application is recommended for approval on the basis that a 20% profit is considered to be a reasonable return to the developer.

**Additional Condition**

24. A landscape management plan for the long term maintenance of the area of informal open space, pursuant to the details indicated on plan ref 2320-002 Rev D shall be submitted to and approved in writing by the Local Planning Authority before the superstructure of any dwelling is commenced. The management plan shall include details of maintenance in perpetuity, together with any land transfers and management responsibilities. The area of informal open space shall thereafter be maintained in accordance with the approved landscape management plan.

**OUTLINE APPLICATION FOR ERECTION OF 18 DWELLINGS (AMENDED  
ACCESS)**

**ADJ 23, ASHFORD PARK, GOLCAR, HUDDERSFIELD, HD7 4RL**

**Revised plans**

Updated plans have been received the changes are;

- An increase in the height of the rear boundary fence between no 25 Ashford Park and the new access road; and
- The extension of the boundary wall between the front of no 25 Ashford Park and the new access road.

These changes are in line with suggestions from the neighbours at no 25 in their representations.

Updated plans:

Proposed site plan	LDS 1996/001 rev A	received 29/3/16.
Propose site entrance	LDS 1996/004 rev A	received 29/3/16.

**Highways –clarification regarding “Internal Layout” and “Parking” on p.98.**

The site access referred to is that proposed before the current application sought the demolition of no. 23 Ashford Park. The proposed access to serve the current application is a 5m wide carriageway with a 1.2 m wide footway to the south. This will be provided following the demolition of the existing dwelling no 23.

As no. 23 is to be demolished there is no requirement to provide any compensatory parking for that property.

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**APPLICATION NO: 2015/93001**

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**CONVERSION AND EXTENSIONS OF OFFICES AND COACH HOUSE TO FORM 2 DWELLINGS AND ERECTION OF 3 DWELLINGS**

**WOODVILLE, CALF HILL ROAD, THONGSBRIDGE, HOLMFIRTH, HD9 3UB**

**Revised plans**

Plan no. 967/02 Rev G which is referred to in draft condition nos. 6 and 7 in the agenda has been amended to include the visibility splays. As such the relevant conditions will be amended and updated to reflect the most updated plan and for highway works to be carried out in accordance with the submitted

- 1) Stage 1 Road Safety Audit carried out by TZ Consulting Engineers on the 16th January 2016,
- 2) Designers Response produced by PAH Highway Consultants dated 21/01/2016 and
- 3) Highway statement ref no. 967/May 2015

and any other highway works not associated at this stage of the submitted road safety audit.

The plans/tables list will be also amended to include the above three documents

**INSTALL A FIXED SILL AND WIDEN EXISTING OVER FLOW CHANNEL TO STATUTORILY DEFINE THE RESERVOIR CAPACITY JUST BELOW 25,000 CUBIC METERS****CUPWITH RESERVOIR, OFF NEW HEY ROAD, SLAITHWAITE, HUDDERSFIELD**

Members should note that since the publication of the committee report associated with this proposal West Yorkshire Ecology have confirmed that, following discussions with Natural England, it considers the proposed ecological mitigation measures are acceptable subject to the inclusion of a planning condition to require further details of the measures affecting existing grips feeding the reservoir. It is therefore proposed to amend the condition 5 to read as follows:

5. No development shall take place until a landscape/restoration scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following information:

- detail, extent and type of new planting (NB planting to be of native species)
- details of maintenance regimes
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies
- details of the position of existing grips feeding the reservoir and the proposed method of grip blocking
- baseline hydrological and botanical data on the area likely to be affected as a result of grip blocking
- details of proposals to monitor the impact of grip blocking once this has been completed
- details of management responsibilities
- remediation measures for any areas of semi-natural habitat damaged during construction works

The approved landscape/restoration scheme shall be implemented within the first available planting season following the commencement of development

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